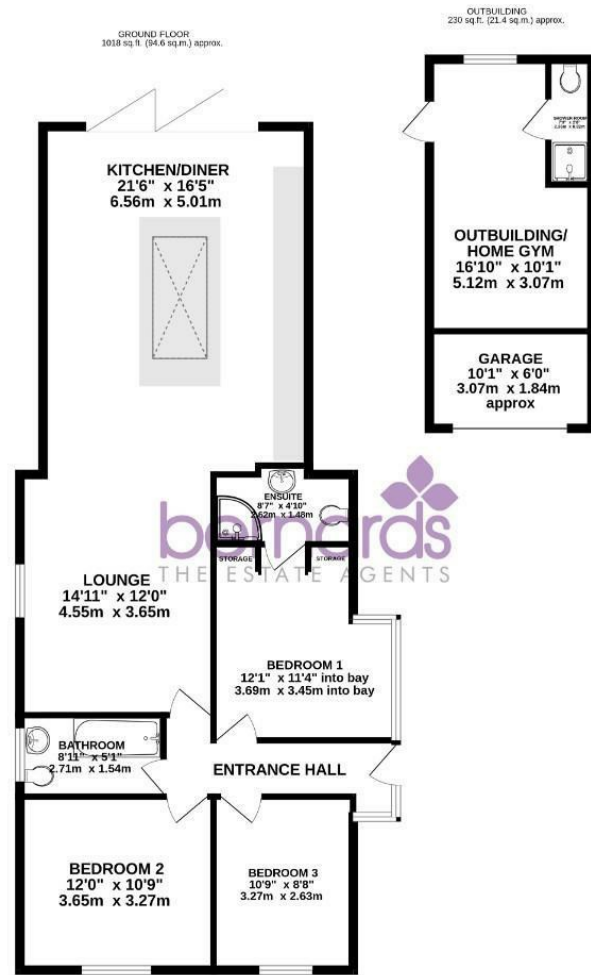


FOR SALE

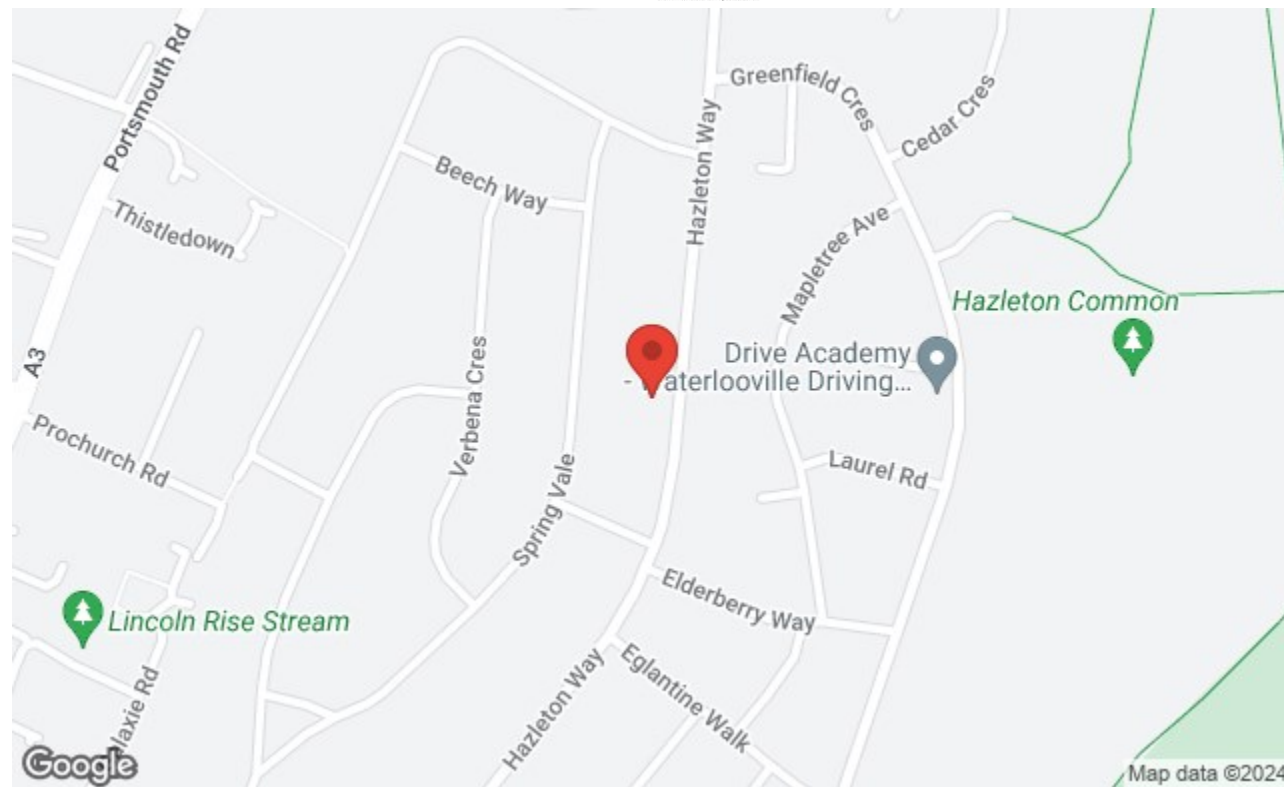
Guide Price £500,000

Hazleton Way, Waterlooville PO8 9DN

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1248 sq ft (116.0 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ DETACHED
- ❖ BUNGALOW
- ❖ FULLY REFURBISHED
- ❖ EXTENDED
- ❖ LARGE DRIVEWAY
- ❖ GARAGE/OUTBUILDING
- ❖ STUNNING GARDEN
- ❖ HAZLETON ESTATE
- ❖ A MUST VIEW

We are thrilled to welcome to the sales market, this spectacular, fully refurbished, three bedroom detached bungalow on the highly sought after Hazleton Estate.

Rare to the market, this beautiful bungalow has been extended and presented to the very highest standard, both inside and out, and simply must be seen.

Externally, the front of the property sees off road parking, along with a pleasing kerb appeal

Upon entry to the property, you are greeted by a spacious entrance hallway, off which you have access to all the accommodation.

Moving through to the central hub of the property, the lounge and kitchen diner has been which has tastefully extended and includes integrated appliances, a large island, sky light and bi-folding doors that open into the garden. The garden is a further touch of luxury, with a hot tub, artificial lawn, seating area and a built-in trampoline ita a great

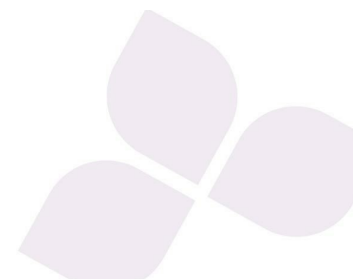
space for entertaining, with the addition of an electric roller projector screen, for enjoying a film from the comfort of your hot tub. The garage has been converted into a home gym with the luxury of a shower room, making it a great usable space, with the front of the garage being ideal for storage.

The property is completed by the three bedrooms, with the master enjoying a modern ensuite, and with bedrooms two and three being served by the luxury three-piece master bathroom.

Every aspect of modern living has been taken into consideration when refurbishing this luxury home, meaning its ready to be moved into and will make a perfect forever home.

We strongly recommend booking a viewing, to fully appreciate whats on offer.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
 t: 02392 232 888



Call today to arrange a viewing  
 02392 232 888  
 www.bernardsestates.co.uk



# PROPERTY INFORMATION

**KITCHEN/DINER**  
16'5" x 21'6" (5.00m x 6.55m)

**LOUNGE**  
12' x 14'11" (3.66m x 4.55m)

**BEDROOM ONE**  
11'4" x 11' (3.45m x 3.35m)

**ENSUITE**  
8'7" x 4'11" (2.62m x 1.50m)

**BEDROOM TWO**  
12' x 10'9" (3.66m x 3.28m)

**BEDROOM THREE**  
8'8" x 10'9" (2.64m x 3.28m)

**BATHROOM**  
8'11" x 5'1" (2.72m x 1.55m)

**OUTBUILDING**  
6'10" x 10'1" (2.08m x 3.07m)

**GARAGE SPACE**  
approx 10'1" x 6' (approx 3.07m x 1.83m)

**ANTI-MONEY LAUNDERING (AML)**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**BERNARDS MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**COUNCIL TAX BAND D**

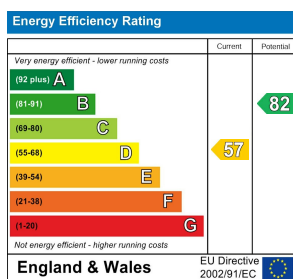
**OFFER CHECK PROCEDURE -** If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**REMOVAL QUOTES**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR**

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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